
CHAPTER 84.28 SHORT-TERM PRIVATE HOME RENTALS

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84.28.010 Purpose

The purpose of this Chapter is to establish standards and permit procedures for the establishment and maintenance of short-term private home rentals in the Mountain Region.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

84.28.020 Applicability

The standards and permit procedures of this Chapter apply to the short-term rental of private homes to individuals acting as a single housekeeping unit where allowed in the Mountain Region in compliance with Division 2 (Land Use Zoning Districts and Allowed Land Uses). "Short-term" means less than 30 days.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009); Amended Ordinance 4230 (2014)

84.28.030 Special Use Permit Requirements

- (a) **When required.** A short-term private home rental, within the Mountain Region, shall be allowed, provided that a Special Use Permit is first obtained and all of the standards and conditions contained in this Chapter are fulfilled.
- (b) **Biennial renewal.** The Special Use Permit shall be renewed on a biennial basis.
- (c) **Exempt units.** Multi-family condominium units in fee-simple ownership, or owned on a time-share basis, that are located in a multi-family land use zoning district, within the Mountain Region and that have received a previous land use approval from the County, shall be exempt from the requirements of this Chapter and shall not be required to obtain a Special Use Permit in order to rent a unit.
- (d) **Inspections.** In evaluating an initial application to issue a Special Use Permit, the Department shall inspect the subject property to determine maximum parking capacity for the property and to verify compliance with provisions of this Chapter affecting the exterior of the unit. Upon the renewal of the permit, the unit shall be re-inspected to ensure continued compliance with exterior requirements, conditions and standards of this Chapter and with other applicable County codes and ordinances.

- (e) **Notification requirements.** The Department shall notify all contiguous property owners in writing that the specific unit is available as a short-term rental. This notification shall clearly state the following information:
- (1) The name of the managing agency, agent, property manager, or owner of the unit, and a telephone number at which that party may be reached on a 24-hour basis;
 - (2) The maximum number of occupants allowed to stay in the unit;
 - (3) The maximum number of vehicles allowed to be parked on the property; and
 - (4) Whether or not the unit has been approved to allow on-street parking.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

84.28.040 Development Standards

- (a) **Compliance with fire, building, and health codes.** The short-term private rental home unit shall be in compliance with the California Fire Code, California Building Code, California Health and Safety Code, the National Fire Protection Association Standards or regulations, and other relevant laws and codes.
- (b) **Maximum occupancy.** The maximum occupancy of a short-term private home rental unit shall be one person for each 100 square feet of building area, excluding garages or other accessory structures; provided, that in no case shall the occupancy of a short-term private home rental unit exceed the number of raised sleeping beds, as defined in Division 10 (Definitions), provided for each guest that is two years of age and older. *The occupants shall be acting as a single housekeeping unit while staying onsite.*
- (c) **Parking.**
- (1) **Number and type of spaces.** Parking shall be provided on-site to meet the occupancy of each short-term private home rental at a ratio of not less than one parking space for each bedroom in compliance with Section 83.11.040 (Number of Parking Spaces Required). Parking spaces may include garage, carport, and driveway spaces, and may allow for tandem parking.
 - (2) **Paving.** Where the rental property parcel abuts a paved street or road, parking areas shall be surfaced with a minimum of two inches of road-mixed surfacing in compliance with County Public Works Department Specification No. 38.
- (d) **Signage.** The address of the unit shall be legible from the street and shall comply with the requirements of Chapter 83.13 (Sign Regulations).

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009); Amended Ordinance 4230 (2014)

84.28.050 Conditions of Operation

The following requirements for short-term private home rentals shall constitute minimum requirements. The unit shall be brought into compliance with these requirements and any other applicable County codes and ordinances in order for the use to be allowed.

- (a) **Contents of rental agreement.** Information on the allowed occupancy and parking capacity for each unit and trash disposal requirements shall be stated in the rental information and agreement provided to prospective renters before their occupancy of the unit.
- (b) **Posted notice within unit.** Each short-term private home rental unit shall have a clearly visible and legible notice posted within the unit on or adjacent to the front door, containing the following information:
 - (1) The name of the managing agency, agent, property manager, or owner of the unit, and a telephone number at which that party may be reached on a 24-hour basis;
 - (2) The maximum number of occupants allowed to stay in the unit;
 - (3) The maximum number of vehicles allowed to be parked on the property;
 - (4) Notification of the arrangements that the owner has made relative to proper trash and refuse disposal;
 - (5) Notification that failure to conform to the parking and occupancy requirements of the structure is a violation of the County Code; and
 - (6) Whether or not the unit has been approved to allow on-street parking.
- (c) **Property maintenance.** Short-term private home rental units shall be maintained in a clean and sanitary condition and free from hazards, which shall include meeting the following requirements:
 - (1) Permanent use of extension cords for appliances, heaters, lamps, or other fixtures shall be prohibited.
 - (2) Bedroom windows shall be operable to allow for emergency egress.
 - (3) Accumulation of trash and/or debris on the site or within the unit shall be prohibited.
 - (4) Trash collection receptacles shall be "animal-proofed" as defined in Division 10 (Definitions). Trash cans shall be secured in an upright condition to prevent falling over on their side. Trash can lids shall be secured with self-contained locking handles, bungee cords or other suitable methods.

- (5) Trash shall be removed from the premises after each occupancy. Trash storage on site shall not be allowed, unless commercial trash collection is provided.
- (6) The main entrance to the unit shall be illuminated when the unit is occupied, provided that the exterior lighting shall be designed and located in compliance with Chapter 83.07 (Glare and Outdoor Lighting). An operational motion-activated light fixture may satisfy this requirement.
- (7) Snow removal from driveways and off-street parking areas shall be performed before each occupancy period.
- (d) **Call response availability.** The owner, managing agency, property manager, or agent shall be personally available by telephone on a 24-hour basis to respond to calls regarding the condition and/or operation of the unit. Failure to respond to calls in a timely and appropriate manner may result in revocation of the Special Use Permit in compliance with Section 86.09.070 (Revocation or Modification) For purposes of this section, responding in a timely and appropriate manner shall mean that a response to an initial call shall be made within two hours of the time the call was made, and within 24 hours of the initial call corrective action shall be commenced to address any violation of this Chapter.
- (e) **On-street parking.** No overnight on street parking shall be allowed, except where the street is paved to the full width of the ultimate right-of-way. This provision shall not exempt renters and their guests from compliance with Title 5 (Highways, Traffic), Division 3 (Miscellaneous Regulations), Chapter 3 (Parking Regulations in Mountain Areas), Section 53.033 (Parking in Snow Areas) (i.e., parking, or leaving a vehicle unattended within a snow area, so as to interfere with snow removal operations, shall be unlawful.)

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)